

**Planning Commissioner's Written Comments  
February 10, 2015**

**Highway 54 Residential (Z1400018)**

**BUZBY-** See Case A1400005

**DAVIS** – Based on approval of the Plan Amendment I voted approval of Zoning change. I do share concerns of the Traffic Imp[acts that may occur. But that is always a price to pay with increase development.

**MILLER-** I was pleased to vote for the plan amendment and zone change. Switching from office to residential seems to make sense in light of the development trends in the area. The residential use will have a slightly smaller impact on HWY 54 peak traffic than use of the property for offices. The density, 15.4 DU/ac gross and 17.5 Du/ac net (after subtracting stream buffer acreage, is reasonably compatible with other residential in the area. It is a plus that the developer has worked out a connection with the neighboring multifamily development.

**GIBBS** – Approve Application. Typical accessible bus stops. Accessible development.

**HARRIS** – For

**HOLLINGSWORTH** – Approve

**PADGETT-** Approve

**WINDERS** – This proposal meets the technical requirements of the currently adopted UDO and other policies. Therefore, I voted to support it. However, I have 2 reservations 1) This is a transit oriented site that should include affordable housing 2) Traffic is already very heavy on this section of 54. Road improvements are badly needed to support additional developments but no improvements are included in the latest state plan. Current zoning allows too much development.